





E£ 15,400,000

3 Bedrooms **3 Bathrooms** **215 m²**

PRIME READY-TO-MOVE 215M² BUA LUXURY RESIDENTIAL APARTMENT DELIVERED SEMI-FINISHED (3 BEDROOMS AND 3 BATHROOMS) FOR DIRECT CASH PURCHASE IN THE PLATEAU, DISTRICT 5 BY MARAKEZ, AIN SOKHNA ROAD / 5TH SETTLEMENT, NEW CAIRO.

Semi Finished Apartment for Cash Sale The Plateau District 5 Marakez New Cairo 215m² BUA

Category: Residential Luxury Apartment for Sale

BUA: 215 m²

Layout:

Bedrooms: 3 Expansive Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Room & Private En-Suite Bathroom)

Bathrooms: 3 Contemporary Fully Plumbed Bathrooms (Master En-Suite, Second Family Bathroom, and Dedicated Guest Powder Room)

Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Hall with Panoramic Floor-to-Ceiling Glazing + Sizable Enclosed Modern Kitchen Space with Complete Utility Conduits + Dedicated Maid's Quarters with Private Bath + Private Scenic Balcony overlooking Elevated Landscaped Terraces & Serene Water Features

Finishing: Semi Finished (Core masonry, plastering, premium double-glazed exterior facades, and primary electrical and plumbing conduits installed, ready for custom interior architecture and tailored finishes)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within The Plateau phase inside the integrated master-planned development District 5 developed by Marakez, commanding an unbeatable residential address connecting the 5th Settlement, New Cairo to the Cairo–Ain Sokhna Road and the Middle Ring Road. Directly accessible via the dedicated Marakez-engineered bridge, the community lies just 7 minutes from South 90th Street, 8 minutes from the American University in Cairo (AUC), 13 minutes from Maadi, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

District 5 is an elite 200-acre mixed-use lifestyle destination by Marakez, blending residential luxury with Grade-A corporate hubs and open-air retail avenues. Its exclusive residential sector, The Plateau, is designed across naturally elevated topography ensuring unhindered panoramic views, expansive green spines, and pedestrian-safe communal parks. Community amenities include a multi-purpose resident clubhouse, swimming pools, fitness centers, cycling and jogging trails, Mall of Katameya retail and dining promenades, secured underground parking facilities, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 215 m² build-up area delivered semi-finished with immediate move-in readiness, this residence provides a generous 3-bedroom, 3-bathroom layout designed for spacious family living and refined entertaining. Providing complete architectural freedom to select tailored interior finishes, bespoke flooring, and smart-home infrastructure without construction delays, combined with the pricing advantage of an unencumbered direct cash acquisition, it represents a distinguished family residence and a high-performing capital asset in New Cairo's premier master community.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Apartment**
Category	**Residential**
Finishing	**Semi Finished**
Developer	**Marakez**
Project	**District 5**
Phase	**The Plateau**
Build Up Area	**215 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

Floor
3
Parking
With Parking
View
Prime Location, Landscape View
Other Rooms
Nanny Room

Location

5th Settlement, New Cairo
District 5


DISTRICT 5







Mindhaus




